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Your Property - Our Business

45, Albert Street, Warwick

An excellent opportunity to acquire a three-bedroom Victorian terraced property, arranged over three floors and conveniently situated within walking distance of Warwick town centre. The property requires refurbishment throughout but offers scope for development (subject to planning permission).

The property has two reception rooms, three bedrooms and bathroom, to the rear of the property is a garden with garage. NO CHAIN.

Albert Street, Warwick

Albert Street is ideally situated within walking distance of Warwick, with the historic Warwick Castle, racecourse and the town centre just a short walk away. Offering a variety of shops and restaurants and a Sainsburys is just round the corner. The property also benefits from convenient access to the A46 and M40 motorway network.

Living Room

11'11" x 11'1" max (3.65m x 3.38m max)
Entered via the front entrance door, with sash window to front aspect, wall mounted radiator, feature fireplace.

Inner Lobby

Stairs rising to the first floor.

Dining Room

12'3" x 11'11" max (3.75m x 3.64m max)
With sash window to the rear aspect, wall mounted radiator, feature fire surround and useful understairs storage cupboard.

Kitchen

9'3" x 6'1" (2.84m x 1.87m)
Fitted with a range of wall and base units, space for cooker, plumbing for washing machine and door providing access to the rear garden.

First Floor Landing

Bedroom Three

10'0" x 7'4" max (3.07m x 2.25m max)
Double glazed window to rear aspect, wall mounted radiator.

Bedroom Two

12'2" x 11'1" max (3.71m x 3.38m max)
With sash window to front aspect, wall mounted radiator, feature ornamental fireplace, built in wardrobe.

Bathroom

Fitted with a three-piece suite comprising panelled bath, low level WC and inset wash hand basin with cupboard below.

Bedroom One
15'4" x 12'0" max (4.68m x 3.68m max)
Located on the 2nd floor with double glazed window to rear aspect, wall mounted radiator, cupboard housing boiler.

Rear Garden
Accessed via door from the kitchen, steps down to a patio area with shrubs and borders, and leading to garage to the rear of the garden.

Garage
Accessed via door from the rear garden or from the front of the garage.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

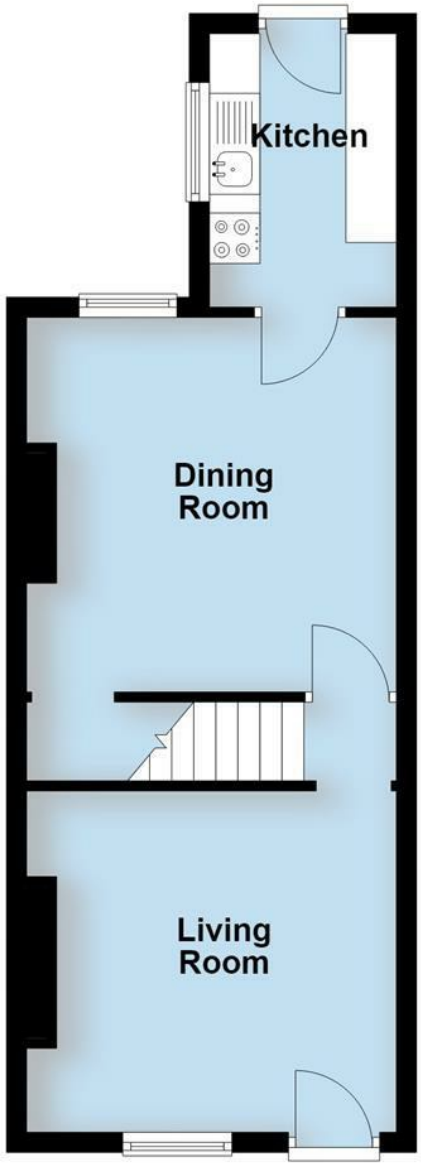
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

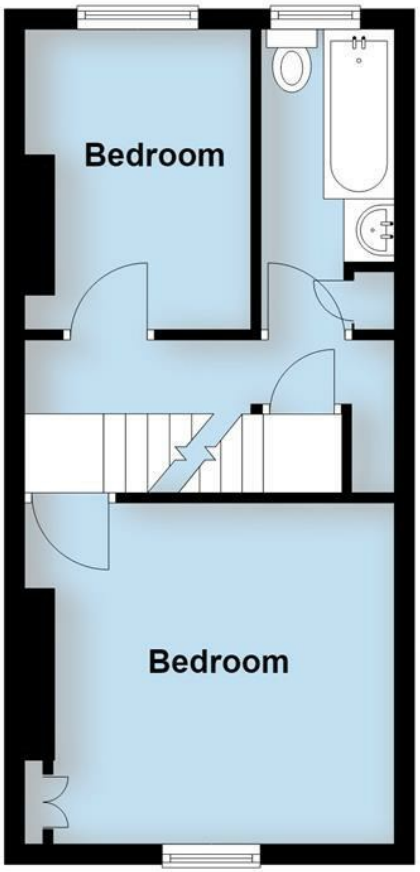
Council Tax
Council Tax Band C.

Location
CV34 4JX

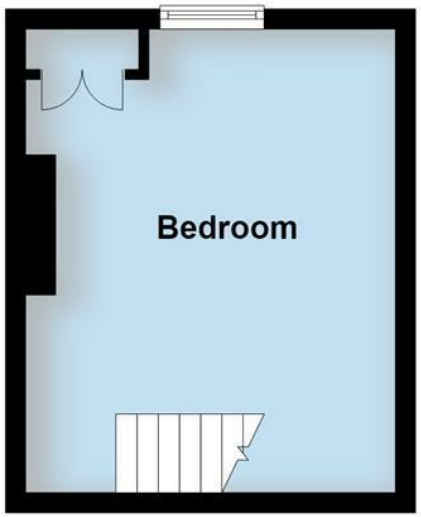
Ground Floor
Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor
Approx. 29.5 sq. metres (317.9 sq. feet)



Second Floor
Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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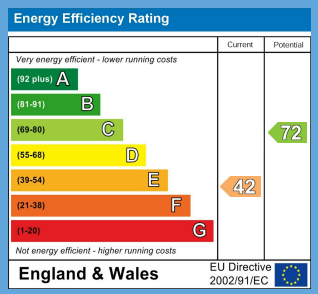

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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